

**From:** josh.vip [REDACTED]  
**Sent:** 08 August 2021 12:05  
**To:** localplans@charnwood.gov.uk  
**Subject:** Objection to proposed development HA20

Good morning,

We are writing to object to the allocation of housing site HA20 'Land off Beacon Road' in the Draft Charnwood Local Plan 2021-37. I would like the site to be removed from the draft plan or a restriction to include access from Parklands Drive.

This allocation of housing is referred to as site 'Land off Beacon Road' we did not consider that access would be from Parklands Drive and assumed it would be from Beacon Road where William Davis already have access to the proposed site next to the Beacon Public House.

We have also learnt that William Davies purchased three properties on Parklands Drive (No 67, 69 & 71) opposite our own property in December 2020 to create access to the site. This is significantly different from the site plan name 'Beacon Road' where we presumed access and the purchases were made 12 months after the initial consultation period.

### Traffic

Our main concerns are the flow of traffic and safety of residents on Parklands Drive. Our own and neighbouring properties are opposite the houses purchased by William Davies to create access to the site. Having a junction on Parklands Drive is likely to result in a higher number of accidents. The road is narrow and as the houses were built in the 1930's many do not have full driveways or additional parking spaces to the side of their property. Many cars are parked on the road which is narrow. Visibility from a junction on the road would be poor due to parked cars and for those properties close to the junction, reverse parking onto their drives would also result in limited visibility. There are a diverse group of residents that live on Parklands Drive, elderly, young children and those with mobility problems, the current paths and grass verges are wide and can accommodate their needs allowing safe access and safe areas for children to play.

If the developers wanted to widen the road and remove the mature trees and verges this would change the landscape of Parklands Drive which is a great feature of the road and one of the attractions of purchasing our own property on Parklands Drive.

Additional vehicles would result in increased air pollution particularly if causing queues at peak times. In the recent case of Ella Kissi-Debrah who died of an asthma attack, according to a report by one of the UK's leading experts on asthma and air pollution, Prof Stephen Holgate, there was a "striking association" between Ella's emergency hospital admissions and recorded spikes in nitrogen dioxide (NO2) and PM10s, the most noxious pollutants and this was proved to be her cause of death.

At the bottom of Parklands Drive there is a sharp bend which you must navigate slowly due to oncoming traffic, an increase in traffic flow could also increase accidents at this blind spot. Parkland drive leads onto Park Road, where at peak times 'going to work, school runs and bank holidays' we have to queue from Parklands Drive to get onto Park Road and pass Tesco entrance and onto Epinal way. Any additional traffic from 30 additional properties all using the same route out could result in bottleneck traffic flows to Tesco, the Shelthorpe roundabout, Epinal Way and in the opposite direction to the Hazel Road estate.

Previous attempts to develop the William Davies land to gain access from Cross Hill Lane or Beacon Road were rejected on highway grounds. Beacon Road is wider than Parklands Drive. Congestion is eased as there are more access routes from Beacon Road, it does not interact with Tesco entrance or Hazel Road whereas Parklands Drive does. If access onto Beacon Road is unacceptable, then access onto Parklands Drive would be justifiably worse.

### Flood risk

We are concerned about the infrastructure of the drains on Parklands Drive. Often Parklands Drive floods at the bottom of the road. The land is non-draining clay geology and any additional hard surfacing is likely to increase the chance of flooding down the site slope to Tesco and the corner of Parklands Drive.

### Former Landfill Site

The Environment Agency has objected to the allocation due to the risk of disturbance to the closed landfill and the potential release of levels of hydrogen sulphide above those acceptable for human health.

We are concerned about any disturbance to the site and the impact on resident's health and production of objectional odours and gases produced. Further pollution to the soil and water are harmful for the natural habitats and wildlife that now inhabit this area.

Ecology.

The William Davies site has become a natural habitat for wildlife, often observed by residents on Parklands Drive, such as bats, badgers and Great Crested newts, all of which, are species protected by law.

We look forward to your response.

Mr and Mrs Paul and Julie Willshee

